



# 2021

## OKLAHOMA

REAL PROPERTY  
ASSET REPORT



**OKLAHOMA**  
Office of Management  
& Enterprise Services

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*Scissor-tailed Flycatcher, Oklahoma State Bird*

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# INTRODUCTION

Since the enactment of the Oklahoma State Government Asset Reduction and Cost Savings Program in 2011, the Office of Management and Enterprise Services has published an annual report of all property owned or leased by the State of Oklahoma. The 2021 Oklahoma Real Property Asset Report is the 10th publication of this statutorily required report. All agencies, boards, commissions and public trusts with the state as a beneficiary are surveyed annually to capture changes, corrections and additional data on all property owned or leased by the state. The data in the survey is compiled and published online in an interactive format. Links to the data are found in this report. Additionally, OMES analyzes the data to provide an informative, at-a-glance summary of the data submitted by the agencies. Real property is divided into the categories of owned and leased and then further subdivided by agency and location to calculate the sum of the square footages and acreages of the properties. Properties are also divided by predominant use to present a clearer view of the function of the properties owned and leased by the State of Oklahoma.

OMES analyzed the submitted data on property utilization and value to identify the 5% most underutilized and included that information in this report. As required by the Oklahoma State Government Asset Reduction and Cost Savings Program, the Report of the 5% Most Underutilized Properties also contains information on the value of the property and the potential ad valorem tax revenue that might be generated by private ownership of the property.

Many agencies continue to refine and correct the data submitted, resulting in changes in the data and more complete information. These revisions and corrections may result in changes in square footage for the agency that are not the result of changes in the actual footprint. OMES requested utility information as part of this year's survey, and some ABCs responded to this request by including the utility information in their survey responses. OMES would like to thank the ABCs for the time and diligence they have expended to update and improve the information reported.



*The Oklahoma Veterans Memorial*



# METHOD OF COLLECTING AND COMPILING DATA

To capture the data for the 2021 report, OMES surveyed all state agencies, boards, commissions and public trusts having the State of Oklahoma as a beneficiary. This report captures the information provided, including all noted changes in the property owned or leased by the State of Oklahoma, all recorded changes in the number of full-time employees at a location and the level of utilization of a property. Due to the deadlines required for compiling data, analyzing information and publishing the report, some recent ABC space changes will not be reflected in this year's report.

All data contained in this report was self-reported by each state agency, board or commission. The accuracy, authenticity and integrity of the data reported to OMES are the responsibility of the reporting ABC. OMES' objective is limited to compiling the data into a comprehensive listing, providing public access to the reported data and updating the comprehensive listing in a timely manner when changes are received from state agencies. Except for minor corrections by OMES with information available and supplemental information provided by ABCs during follow-up by OMES, the information provided by the ABCs is listed as reported. All properties have not been verified by OMES.



*Criswell Half Dugout, Altus*

When a state agency owns a property and the property is leased to another state agency, the property will appear twice in the report. When an agency reported no property, either owned or leased, a blank will appear in the report. Properties with title held by the Oklahoma Capitol Improvement Authority pursuant to bond resolution will not appear in the Oklahoma Capitol Improvement Authority listing but will be shown in the Real Property Inventory List for the agency with an asterisk before the physical address. Square footages and building or structure types are listed as reported. Methods for classifying structures and calculating square footage vary. Discrepancies in the totals on the agency profiles and county profiles were created due to the empty fields in the raw data submitted by the ABCs. For example, if an agency listed a property without including the full location information, the property will appear in the agency profile but may not appear in the county profile.

The electronic version of the Real Property Inventory List can be found at:  
<http://omes.ok.gov/services/real-estate-leasing-services>



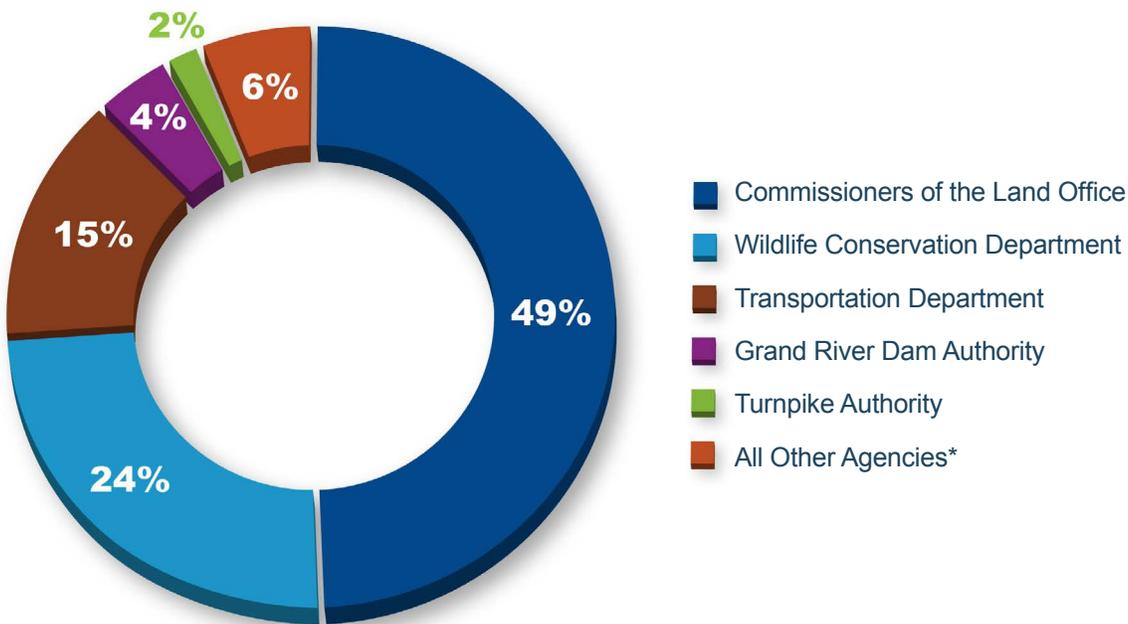
# NUMBERS AT-A-GLANCE

## OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

Property Classification	Square Feet
State-owned space	87,161,859
Leased space from private sector	4,785,628*
Leased space in state-owned buildings	3,958,852*

\*When reported as subleased by the agency, space subleased by ABCs from other ABCs has been removed from this data to avoid duplication. Increases in owned square footage from previous reports may be the result of property acquisition, construction or correction in data reported. Leases from the federal government, counties, cities and other political subdivisions are included with *Leased space from private sector*.

## OWNED LAND (Acres)

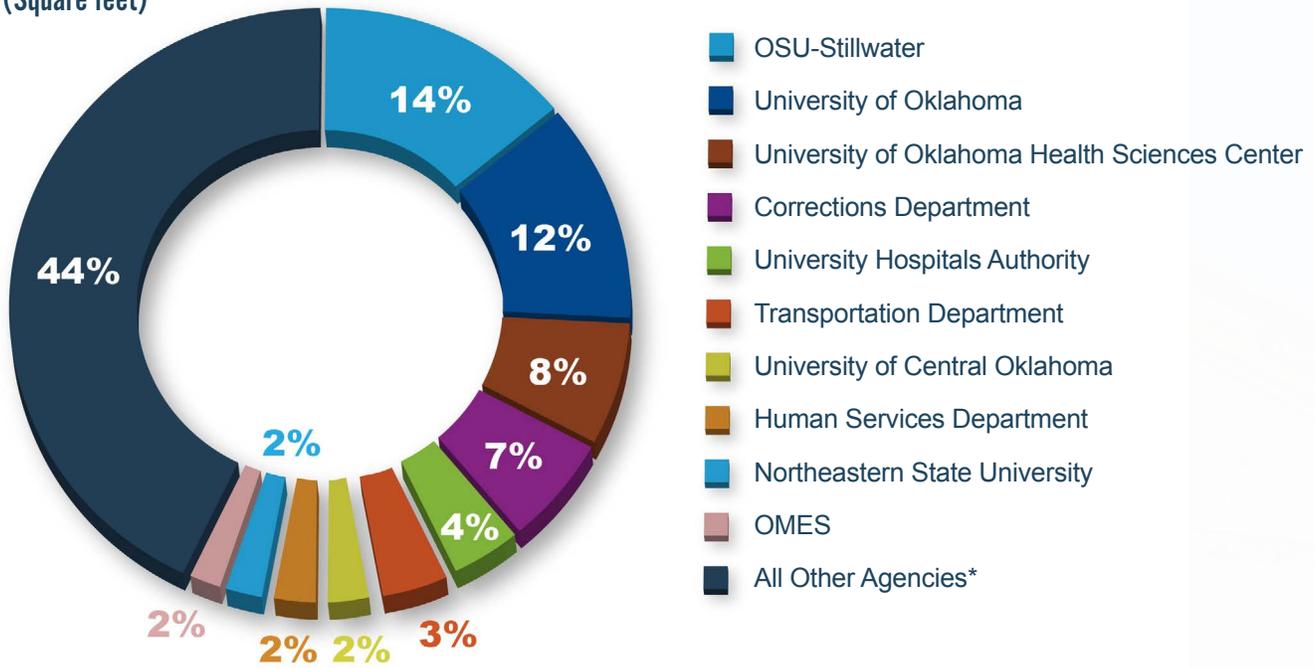


\*All Other Agency landowners are listed in the Inventory List section contained within this report.

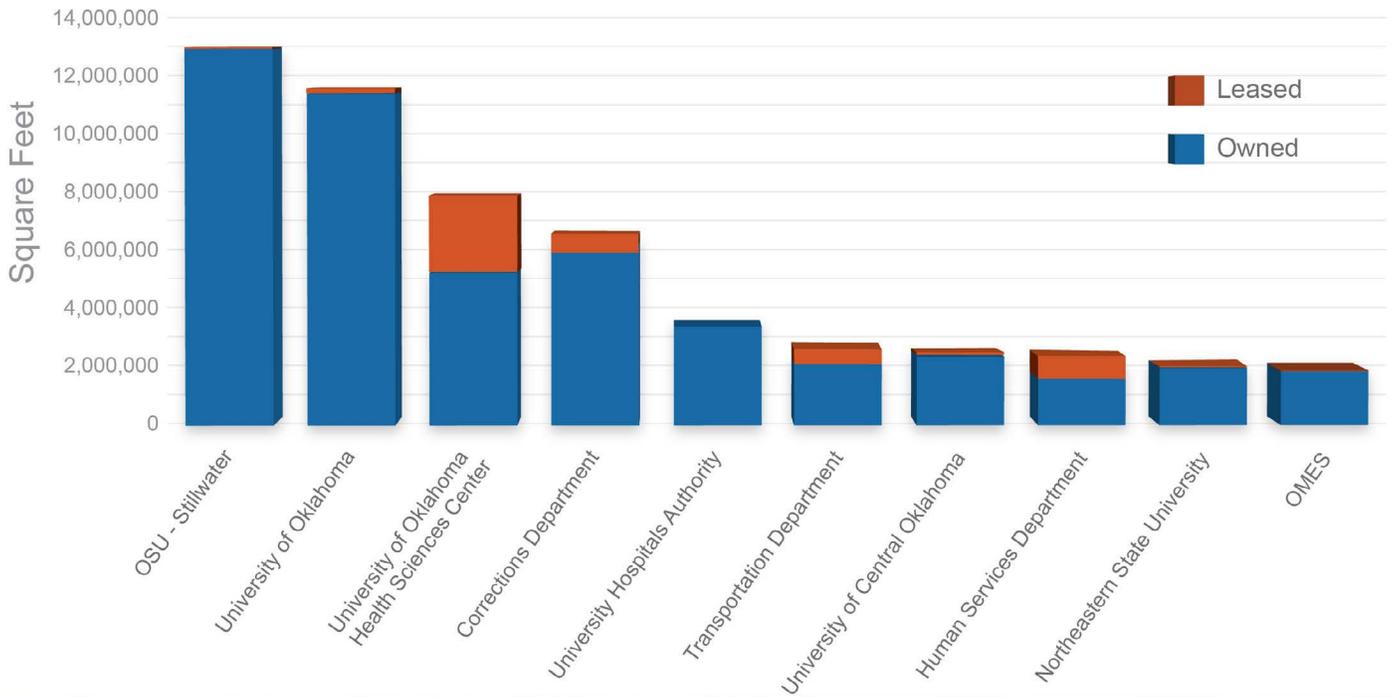


# TOP 10 AGENCIES WITH THE MOST OWNED AND LEASED PROPERTIES IN BUILDINGS AND STRUCTURES

(Square feet)

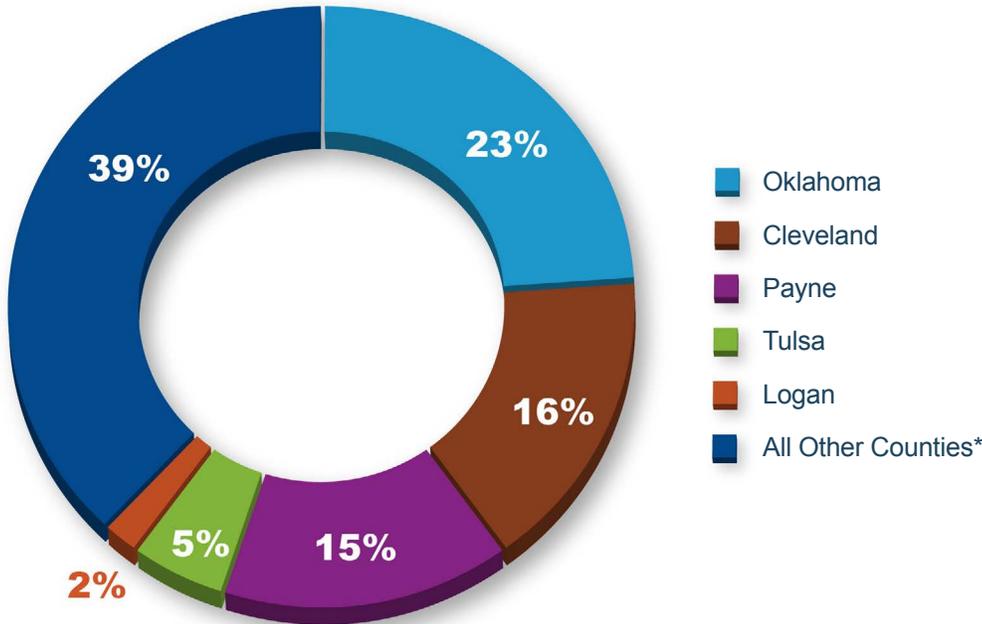


\*All Other Agencies are listed in the Inventory List section contained within this report.



# TOP FIVE COUNTIES WITH THE MOST OWNED PROPERTIES IN BUILDINGS AND STRUCTURES

(Square feet)



\*All Other Counties are listed in the County Profile section contained within this report.

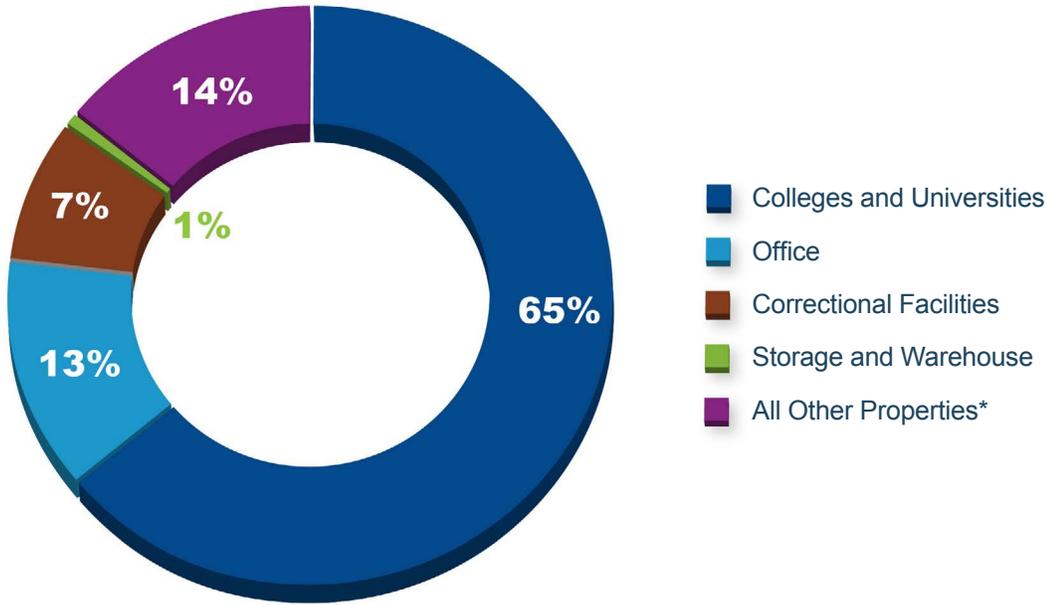
Counties	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-Owned Buildings Square Footage
Oklahoma	20,061,870	2,041,298	3,647,964*
Cleveland	13,534,870	181,198	39,269
Payne	13,415,304	47,848	
Tulsa	4,512,031	628,722*	147,047*
Logan	2,101,761	4,607	

\*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication. Leases from the federal government, counties, cities and other political subdivisions are included with *Leased space from private sector*.



# PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES

(Square feet)



\*All Other Properties includes, but is not limited to, building types defined in Appendix A.

Predominant Use	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-owned Buildings Square Footage
Colleges and Universities	56,107,979	1,411,041	1,907,840
Office	11,175,465	2,040,953*	1,691,148*
Correctional Facilities	6,275,866	485,564	35,783
Storage and Warehouse	1,178,834	625,355	71,162

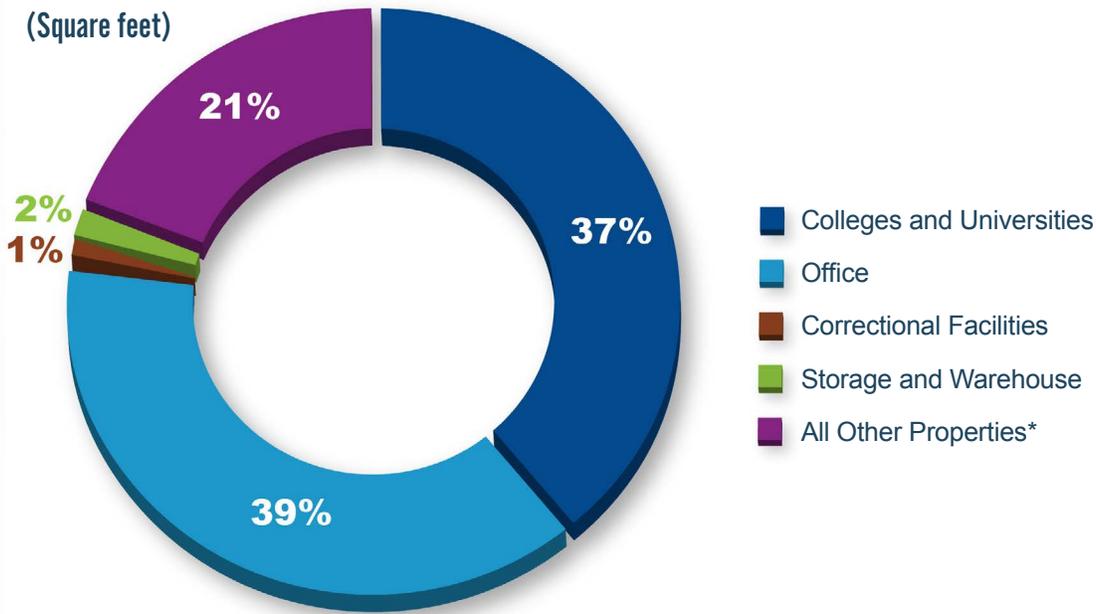
\*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication.

Leases from the federal government, counties, cities and other political subdivisions are included with *Leased space from private sector*.



# PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – CITY OF OKLAHOMA CITY

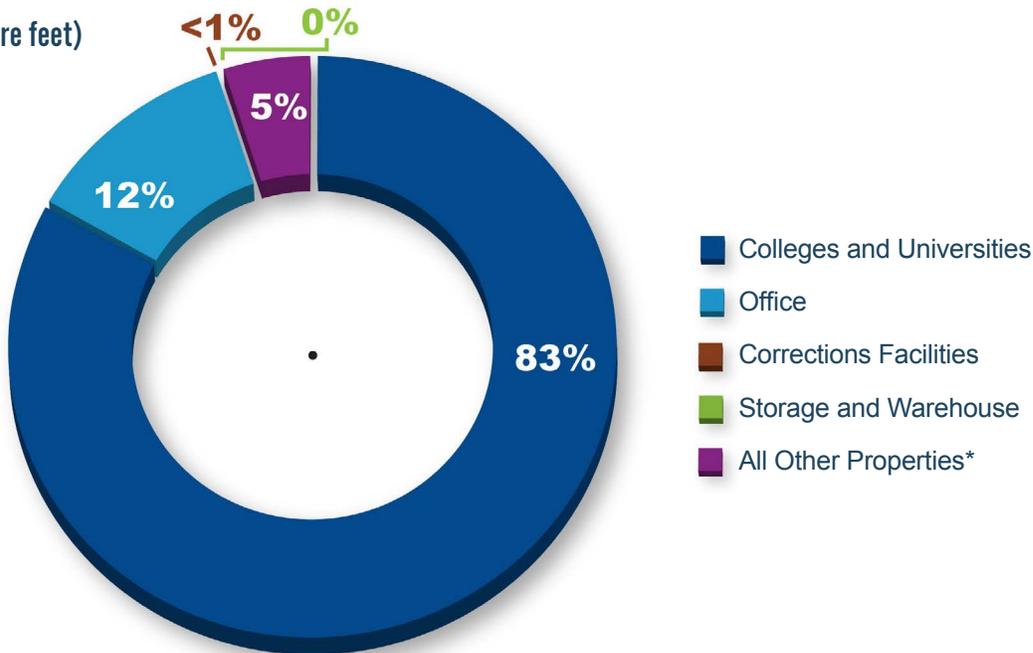
(Square feet)



\*All Other Properties includes, but is not limited to, building types defined in Appendix A.

# PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – CITY OF TULSA

(Square feet)

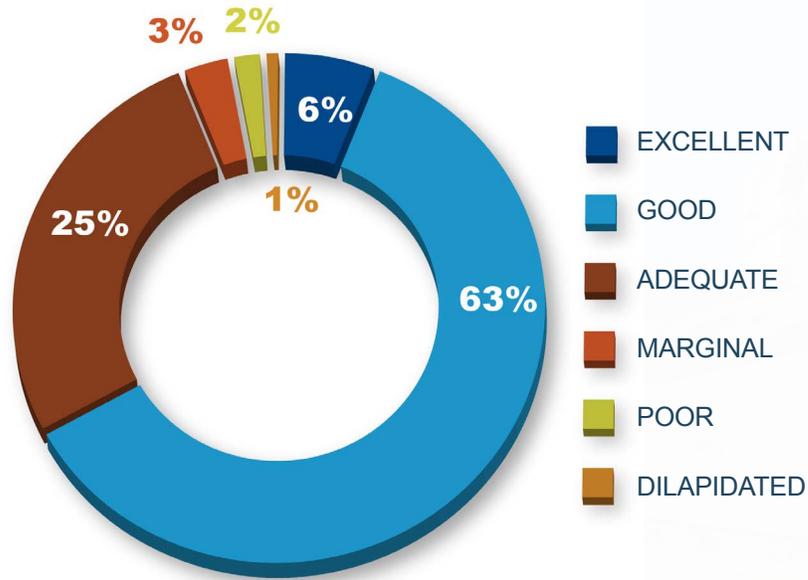


\*All Other Properties includes, but is not limited to, building types defined in Appendix A.



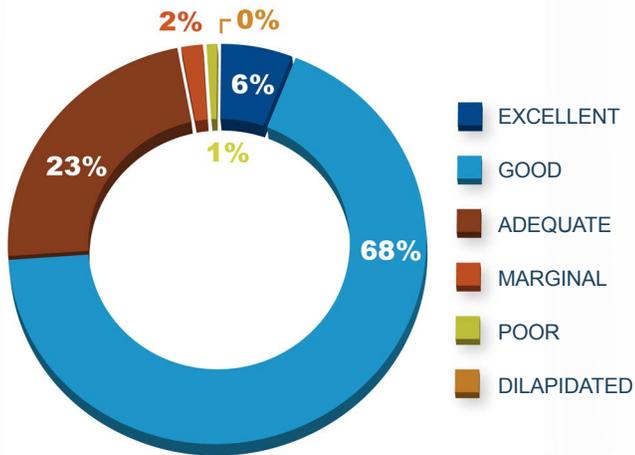
# PROPERTY CONDITION FOR ALL OWNED BUILDINGS AND STRUCTURES

(Square feet)



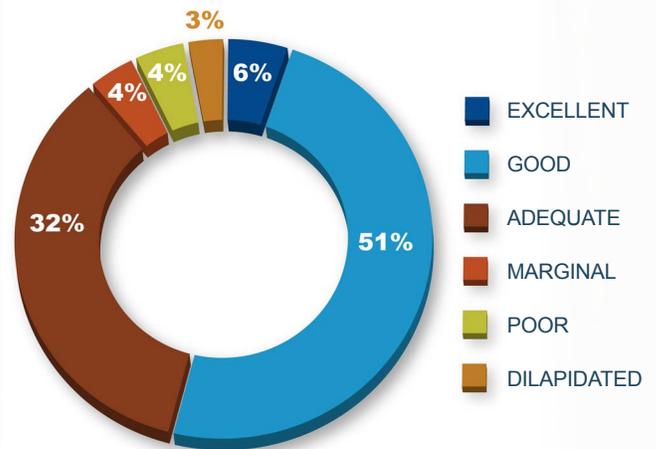
## PROPERTY CONDITION FOR OWNED COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(Square feet)



## PROPERTY CONDITION FOR OWNED NON-COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(Square feet)



# HIGHLIGHTED PROPERTIES

To provide a glimpse of the unique and diverse properties owned by the State of Oklahoma, OMES selected four properties from the 2021 Real Property Inventory List to highlight in this report. The selected properties are not representative of the entire property inventory owned by the state. Instead, they were selected as examples of buildings used by the state, demonstrating diversity and historical value.

These properties illustrate the challenges facing the state in making asset management determinations. Historical value must be balanced with economic concerns. ABCs have faced many challenges in maintaining properties they own. Budgetary constraints have at times forced ABCs to decide between investing money in maintenance of owned structures and allocating the funds to support their missions. The properties highlighted in this year's report demonstrate the excellence some agencies have achieved in meeting these challenges through diligence and a strategic and integrated approach to capital asset management.



*Barbara Brite Paul Grand Foyer – Bizzell Memorial Library, Norman*



# ATTORNEY GENERAL BUILDING, OKLAHOMA CITY

The Attorney General building was built in 1918 as the State Capitol's power plant and heating facility. The property is located at 313 N.E. 21st St., in Oklahoma City. It was named the Solomon-Layton Building in honor of the architect who designed the Oklahoma State Capitol. At the time of its original construction, the building was originally 5,000 square feet. In 2007, the State of Oklahoma updated the property and built a new addition for the Attorney General's office. The addition cost \$15.6 million, and the upgrades included a renovation of the historic powerhouse to convert it to office space, the addition of a three-story east wing and an underground parking area. The architect for the renovation and expansion was GSB Inc., who won a 2006 AGC Build Oklahoma award for the design.



*Attorney General Building*

Two sculptures were donated by the Oklahoma Centennial Commission from raised donated funds, The Spirit of Justice and Wind Walker.



*Wind Walker sculpture*

The Spirit of Justice by artist Shirley Thompson-Smith, is located in the front entrance. The Spirit of Justice depicts a Cheyenne woman using the practice of smudging, a Native American prayer to ensure a good



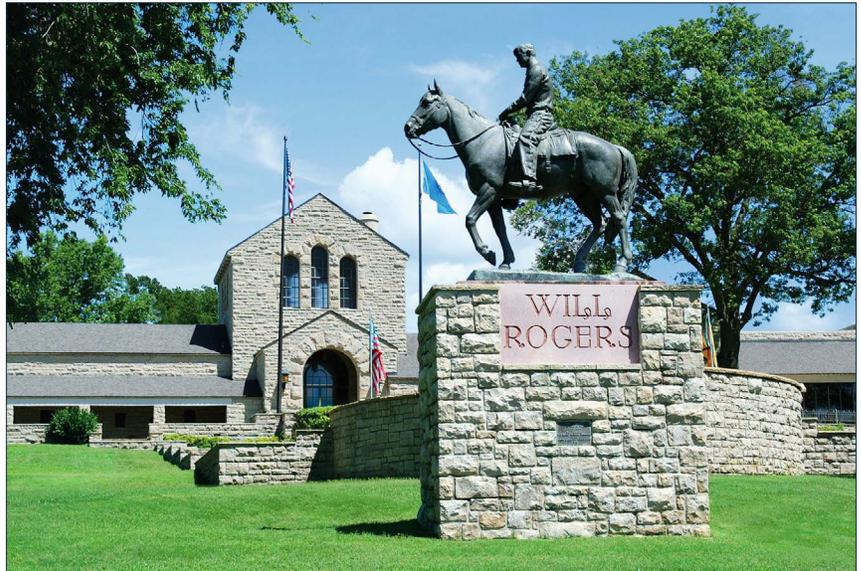
*Spirit of Justice sculpture*

year, good crops and good health. The Wind Walker by artist Bert Seabourn, is a 23-foot sculpture depicting a red-tailed hawk and the face of a medicine man. Wind Walker's original location was in the old Central High School Building in downtown Oklahoma City.



# WILL ROGERS MEMORIAL MUSEUM, CLAREMORE

The Will Rogers Memorial Museum was dedicated in 1938. The Mediterranean Revival style building was designed by architect John Duncan Forsyth and is located on a hill overlooking Claremore on Will Rogers Boulevard. The 26,631 square-foot building sits on 20 acres of property given to the state by Rogers' widow, Betty Rogers.

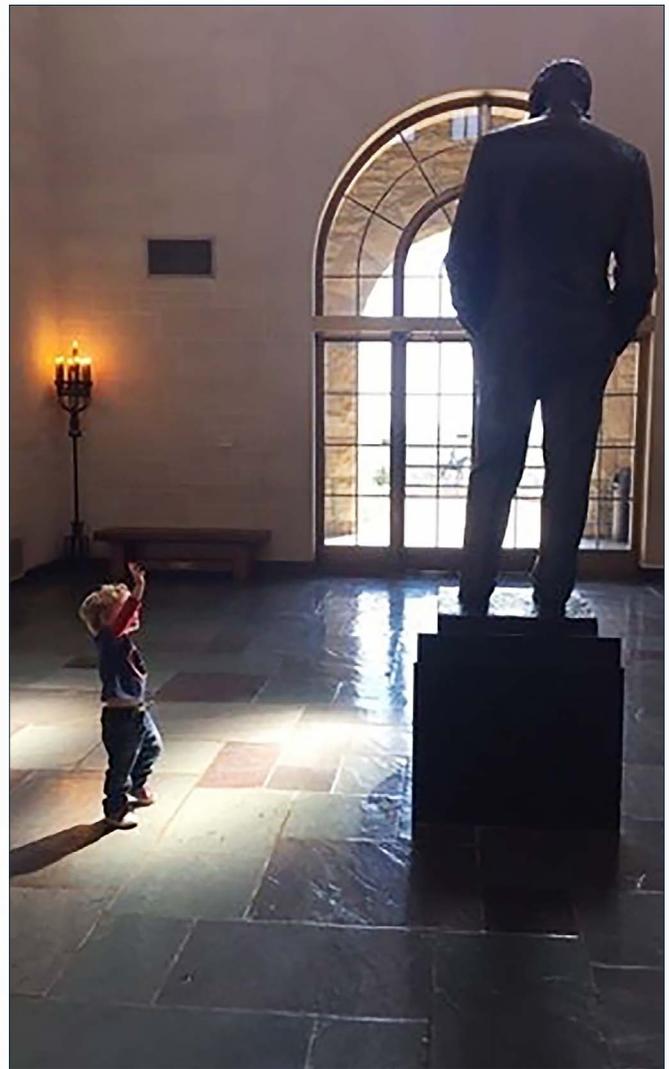


*Will Rogers Museum*

The museum features galleries designed to resemble rooms in Rogers' ranch in California, as well as galleries exhibiting original artifacts related to Rogers' life and celebrity. The original entrance, the tower rotunda, soars 46 feet high, and its floor is paved with multi-colored split slate from Maine and Vermont. The walls are of Silverdale limestone. In the center stands Jo Davidson's heroic bronze statue of Will Rogers, and its twin cast from the same mold is in Statuary Hall in Washington, D. C. The recently renovated theater seats 191 and can livestream events, bringing a new generation to the museum. Outside the broad terrace is a beautifully landscaped sunken garden with a view of Claremore. A crab-orchard stone walk leads to the Rogers family tomb. The museum is available for the general public to rent for various events.

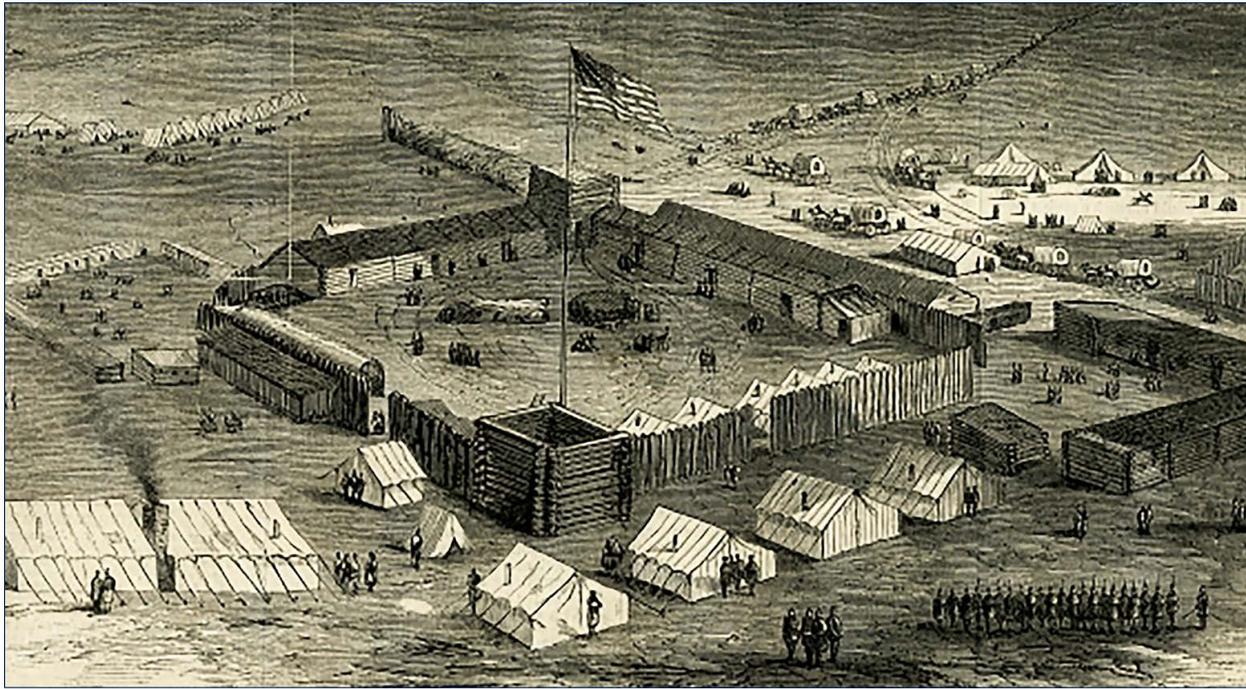


*Will Rogers Theater & Event Center*



*Will Rogers statue*





*Historic Fort Supply Military Base*

## **WILLIAM S. KEY CORRECTIONAL CENTER, FORT SUPPLY**

The William S. Key Correctional Center was created in 1988 to serve as a medium security prison for male offenders. The property sits at the sight of the former Fort Supply military base. Fort Supply was created, originally as Camp Supply, on Nov. 18, 1868, by Major General Philip H. Sheridan for a winter campaign against the Native American tribes of the southern Great Plains. It served as a location for the Cheyenne and Arapaho Indian Agency from 1868 until 1870 and then housed troops for various tasks in the area until it was officially closed as a military post in September 1894 and turned over to the United States Department of the Interior in 1895. The site includes a cemetery that was used until recently and contains historic burials going back to the days of the property's usage as a fort. The property itself was listed on the National Register of Historic Places in 1971.

The United States Department of the Interior transferred the property to the State of Oklahoma as a site for a state hospital. Mental health patients in May 1908 were brought from a railroad station south of Tangier, Oklahoma, by a road built for the purpose. The western part of the property is currently occupied by the Oklahoma Northwest Center for Behavioral Health.



*Northwest Center – Behavioral*



The portion of the property owned by the Department of Corrections covers approximately 3,200 acres for Agri-Services, pastureland, and approximately 46 structures used by Department of Corrections for the prison. The property is complex with many challenges, including historic properties dating back to the late 1800s, sewage lagoons that serve the correctional facility as well as the mental health facility, a cemetery, firing range used by local law enforcement, Fort Supply School baseball field and goat farm and residential property. The Department of Corrections recently declared their portion surplus and plans to vacate the facility by Dec. 31, 2021. OMES is working with the Oklahoma Historical Society, the local historical chapter, and other state and local government to ensure appropriate historic preservation and determine how the property can best serve Oklahomans in the future.



Top:  
*Historic Cabin,  
Fort Supply*



Left:  
*Land located  
at WSKCC*



*William S. Key Correctional Center*



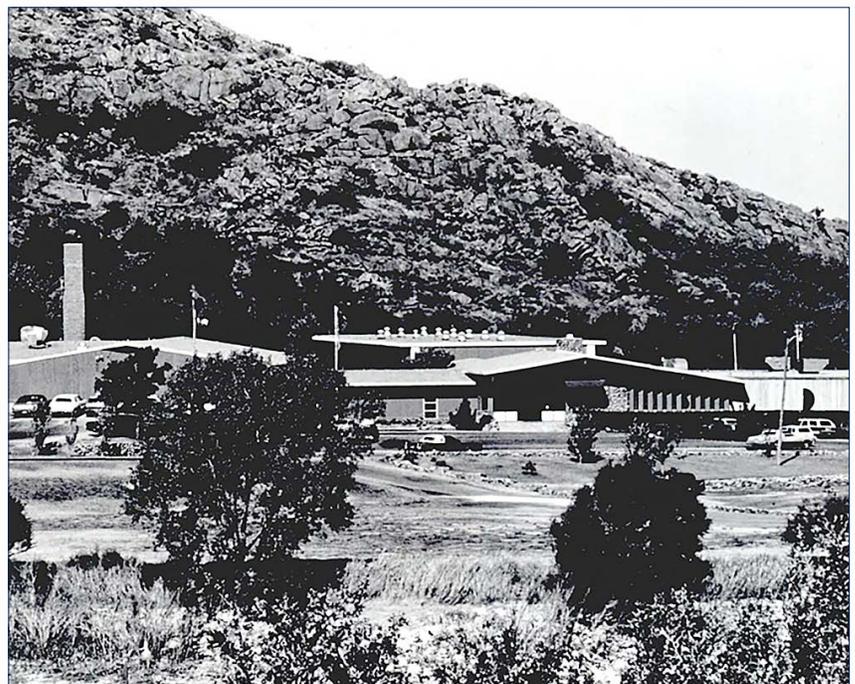


*Quartz Mountain Lodge*

## QUARTZ MOUNTAIN STATE PARK, LONE WOLF

Quartz Mountain State Park was created in 1937 in southwestern Oklahoma as part of the New Deal. The Park improvements were built with labor from the Civilian Conservation Corps and Quartz Mountain State Park is one of the seven original state parks built in Oklahoma. A mid-century lodge and golf course were built in the 1950s to expand the offerings at the park. Other features include the granite hills surrounding the park and the waters of Lake Altus-Lugert created in 1927.

In 1970, the stone amphitheater was constructed for outdoor performances. Oklahoma Tourism and Recreation Department partnered with the Oklahoma Arts



*Quartz Mountain Resort, 1978*





Lodge Grand Entry

Institute to create dedicated art studios for the Quartz Mountain Art Institute. The original lodge was lost to fire in 1995. The State of Oklahoma spent \$17 million to build the new Resort and Arts Conference Center which opened on March 8, 2001. The lodge contains 108,000 square feet and the park represents 1,667 acres. At that time, the park was placed under the control of the Oklahoma State Regents for Higher Education. However, in fall of 2020, the Oklahoma Tourism and Recreation Department resumed control of the park and the lodge and began a renovation program for the lodge.

The updates to the lodge include an expanded grand entry, gift shop, updates to the indoor pool, revamped landscaping and upgrades to existing suites in the lodge, as well as adding eight additional suites, with kitchenettes, fireplaces and separate living areas. The lodge also houses a new restaurant, Swadley's Foggy Bottom Kitchen, serving classic home-cooking style foods.

The Park offers recreation such as hiking, mountain biking, rock climbing, seasonal ATV riding and water recreation. For those who do not wish to stay at the lodge, cabins, RV hookups and camp sites are available for rental.



Quartz Mountain Lodge



# AGENCY PROFILES

The Agency Profiles table contains information on all of the buildings and structures owned or leased by the State of Oklahoma. The agencies are listed in alphabetical order; the buildings and structures are sorted to indicate if they are owned or leased. Square footage given is as provided by the reporting ABC. Additionally, totals are provided for each agency. More detailed information can be found in the 2021 Real Property Inventory List.

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
<b>Abstractors Board</b>			928	1	928	1
<b>Accountancy Board</b>			4,184	2	4,184	2
<b>Aeronautics Commission</b>			3,287	2	3,287	2
<b>Agriculture, Food and Forestry</b>	63,084	8	176,744	36	239,828	44
<b>Agriculture Mediation Board</b>			1,500	1	1,500	1
<b>Alcoholic Beverage Licensing and Law Enforcement Commission (ABLE)</b>			15,846	4	15,846	4
<b>Architects Board</b>			1,230	1	1,230	1
<b>Arts Council</b>			15,184	4	15,184	4
<b>Attorney General</b>			92,033	4	92,033	4
<b>Auditor and Inspector</b>			24,046	8	24,046	8
<b>Banking Department</b>			12,386	3	12,386	3



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Behavioral Health Licensure Board			550	1	550	1
Boll Weevil Eradication			10,300	1	10,300	1
Bureau of Investigation	163,421	7	35,083	34	198,504	41
Cameron University	1,288,527	56			1,288,527	56
Career and Technology Education Department			805	3	805	3
Carl Albert State College	411,097	31			411,097	31
Center for Advancement of Science and Technology			5,230	1	5,230	1
Children and Youth Commission			6,046	1	6,046	1
Chiropractic Examiners Board			875	1	875	1
Commerce Department	39,750	2	5,662	3	45,412	5
Commissioners of the Land Office	1,287,457	25			1,287,457	25
Connors State College	358,851	40	10,400	1	369,251	41
Conservation Commission			12,424	2	12,424	2
Construction Industries Board			9,272	1	9,272	1



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Consumer Credit			3,878	1	3,878	1
Corporation Commission			131,482	6	131,482	6
Corrections Department	6,275,866	1,017	521,346	76	6,797,212	1,093
Cosmetology and Barbering Board			3,448	1	3,448	1
Court of Appeals (Oklahoma Judicial Branch)					0	0
Dentistry Board			1,590	2	1,590	2
Disability Concerns			679	1	679	1
District Attorneys Council			259,350	105	259,350	105
East Central University	1,083,937	40			1,083,937	40
Eastern Oklahoma State College	434,924	37			434,924	37
Education Department			119,583	1	119,583	1
Educational Quality and Accountability			2,792	1	2,792	1
Election Board			13,530	2	13,530	2
Emergency Management			52,672	3	52,672	3
Employment Security Commission			170,155	29	170,155	29



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Environmental Quality Department	473,405	2	16,444	23	489,849	25
Ethics Commission			2,879	1	2,879	1
Fire Marshal			4,053	2	4,053	2
Firefighters Pension and Retirement			2,829	1	2,829	1
Funeral Board			950	1	950	1
*Governor's Office			29,008	4	29,008	4
Grand River Dam Authority	1,624,300	107	105,000	3	1,729,300	110
Health Care Authority			154,085	1	154,085	1
Health Department	813,994	10	179,374	7	993,368	17
Historical Society	511,022	142	12,334	2	523,356	144
Horse Racing Commission			3,552	6	3,552	6
House of Representatives			82,320	1	82,320	1
Housing Finance Agency	31,129	1			31,129	1
Human Services Department	1,304,240	69	923,040	43	2,227,280	112
Indigent Defense			38,070	10	38,070	10



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Industrial Finance Authority			2,000	1	2,000	1
Insurance Department			36,057	2	36,057	2
Interstate Oil Compact Commission			2,209	1	2,209	1
J.D. McCarty Center	40,000	1			40,000	1
J.M. Davis Memorial Commission	115,217	13		1	115,217	14
Judicial Complaints Council			1,120	2	1,120	2
Juvenile Affairs	161,174	27	100,824	60	261,998	87
Labor Department			16,038	1	16,038	1
Langston University	2,133,373	53			2,133,373	53
Law Enforcement Education and Training Council	179,670	10			179,670	10
Law Enforcement Retirement System	76,704	1			76,704	1
Legislative Service Bureau			1,307	1	1,307	1
Libraries Department	22,000	1	110,750	2	132,750	3
Licensed Social Workers Board			725	1	725	1



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Lieutenant Governor's Office			3,019	1	3,019	1
Liquefied Petroleum Gas Board			2,116	1	2,116	1
Long Term Care Administrators Board of Examiners			2,195	1	2,195	1
Lottery Commission			16,677	2	16,677	2
Medical Licensure and Supervision Board			13,676	2	13,676	2
Medicolegal Investigations Board	9,600	1	47,474	1	57,074	2
Mental Health and Substance Abuse Services Department	1,555,756	81	206,883	23	1,762,639	104
Merit Protection Commission			3,039	2	3,039	2
Midwestern Oklahoma Development Authority	236,077	209			236,077	209
Military Department	1,843,965	45	1,796	4	1,845,761	49
Mines Department			8,628	2	8,628	2



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Motor Vehicle Commission			1,203	1	1,203	1
Multiple Injury Trust Fund			2,448	1	2,448	1
Murray State College	576,044	53			576,044	53
Narcotics and Dangerous Drugs Control Bureau	31,134	2	41,208	5	72,342	7
Native American Cultural and Educational Authority	147,996	5			147,996	5
Northeastern Oklahoma A&M College	705,237	58			705,237	58
Northeastern State University	2,221,759	82	2,400	1	2,224,159	83
Northern Oklahoma College	981,026	88	1,900	1	982,926	89
Northwestern Oklahoma State University	813,688	38	35,767	4	849,455	42
Nursing Board			9,603	1	9,603	1
Oklahoma City Community College	1,091,685	21			1,091,685	21
Oklahoma Development Finance Authority	7,977	1			7,977	1



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Oklahoma Educational Television Authority	37,437	8	221	1	37,658	9
Oklahoma Municipal Power Authority	94,358	20		2	94,358	22
Oklahoma Panhandle State University	1,003,407	56			1,003,407	56
Oklahoma Statewide Virtual Charter School Board			2,132	1	2,132	1
OMES	2,141,938	61	66,800	4	2,208,738	65
Optometry Board			1,056	1	1,056	1
Osteopathic Examiners Board			1,498	2	1,498	2
OSU-Agriculture Research Station	347,763	172			347,763	172
OSU-Center for Health Sciences	587,402	16	10,868	7	598,270	23
OSU-County Extension			1,800	85	1,800	85
OSU-Institute of Technology Okmulgee	1,059,213	71	23,748	1	1,082,961	72
OSU Medical Authority			11,688	2	11,688	2
OSU-OKC	595,108	24			595,108	24



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
OSU-Stillwater	12,973,167	688	10,271	8	12,983,438	696
OSU-Tulsa	367,176	4	190,045	3	557,221	7
OSU-Veterinary Medicine	498,783	51			498,783	51
Pardon and Parole Board			2,642	1	2,642	1
Pharmacy Board			8,440	1	8,440	1
Physician Manpower Training Commission			1,656	1	1,656	1
Police Pension and Retirement System	36,559	1			36,559	1
Private Vocational Schools Board			1,325	4	1,325	4
Professional Engineers and Land Surveyors	9,060	1			9,060	1
Psychologists Examiners			501	1	501	1
Public Employees Retirement System	101,217	1			101,217	1
Public Safety Department	280,720	39	225,861	143	506,581	182
Real Estate Commission			8,239	1	8,239	1



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Redlands Community College	735,399	87			735,399	87
Regents for Higher Education	3,500	41	67,564	3	71,064	44
Regional University System			872	1	872	1
Rehabilitation Services	501,864	22	205,925	42	707,789	64
Rogers State University	1,035,882	42			1,035,882	42
Rose State College	759,583	26	9,133	1	768,716	27
School of Science and Mathematics	215,658	5			215,658	5
Secretary of State			12,149	2	12,149	2
Securities Commission			12,098	2	12,098	2
Seminole State College	369,640	18	14,024	2	383,664	20
Senate			135,101	1	135,101	1
Southeastern Oklahoma State University	998,456	59			998,456	59
Southwestern Oklahoma State University	1,316,897	69			1,316,897	69
Space Industry Development Authority	446,925	46			446,925	46



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Speech-Language Pathology and Audiology			460	1	460	1
Student Loan Authority			24,672	1	24,672	1
Supreme Court (Oklahoma Judicial Branch)	145,950	1	55,437	5	201,387	6
Tax Commission	148,000	1	66,527	4	214,527	5
Teachers Retirement System	98,000	1			98,000	1
Tobacco Settlement Trust			7,208	1	7,208	1
Tourism and Recreation Department	1,623,143	1,920	44,741	12	1,667,884	1,932
Transportation Department	2,062,386	756	377,704	51	2,440,090	807
Treasurer's Office			16,825	3	16,825	3
Tulsa Community College	1,727,497	33			1,727,497	33
Turnpike Authority	683,452	310	16,301	6	699,753	316
Uniform Building Code Commission			3,959	1	3,959	1
University Center at Ponca City			16,123	1	16,123	1
University Hospitals Authority	3,445,657	17			3,445,657	17



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
University of Central Oklahoma	2,196,959	66	143,279	8	2,340,238	74
University of Oklahoma	11,241,677	330	173,803	32	11,415,480	362
University of Oklahoma Health Sciences Center	5,223,339	68	2,674,034	27	7,897,373	95
University of Oklahoma- Law Center	12,735	1			12,735	1
University of Science and Arts of Oklahoma	595,459	28			595,459	28
Used Motor Vehicle and Parts Commission			2,789	1	2,789	1
Veterans Affairs	1,521,381	49	18,160	1	1,539,541	50
Veterinary Medical Examiners Board			1,194	1	1,194	1
Water Resources Board			40,993	2	40,993	2
Western Oklahoma State College	363,889	27	5,721	2	369,610	29
Wildlife Conservation Department	440,138	248	20,700	7	460,838	255
Workers Compensation Commission			25,997	2	25,997	2



Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Workers Compensation Court of Existing Claims (Oklahoma Judicial Branch)			58,484	2	58,484	2
<b>Total</b>	<b>87,161,860</b>	<b>7,868</b>	<b>8,770,288</b>	<b>1,067</b>	<b>95,932,148</b>	<b>8,935</b>

\*Governor's Office includes offices in Oklahoma City and the governor's residence.

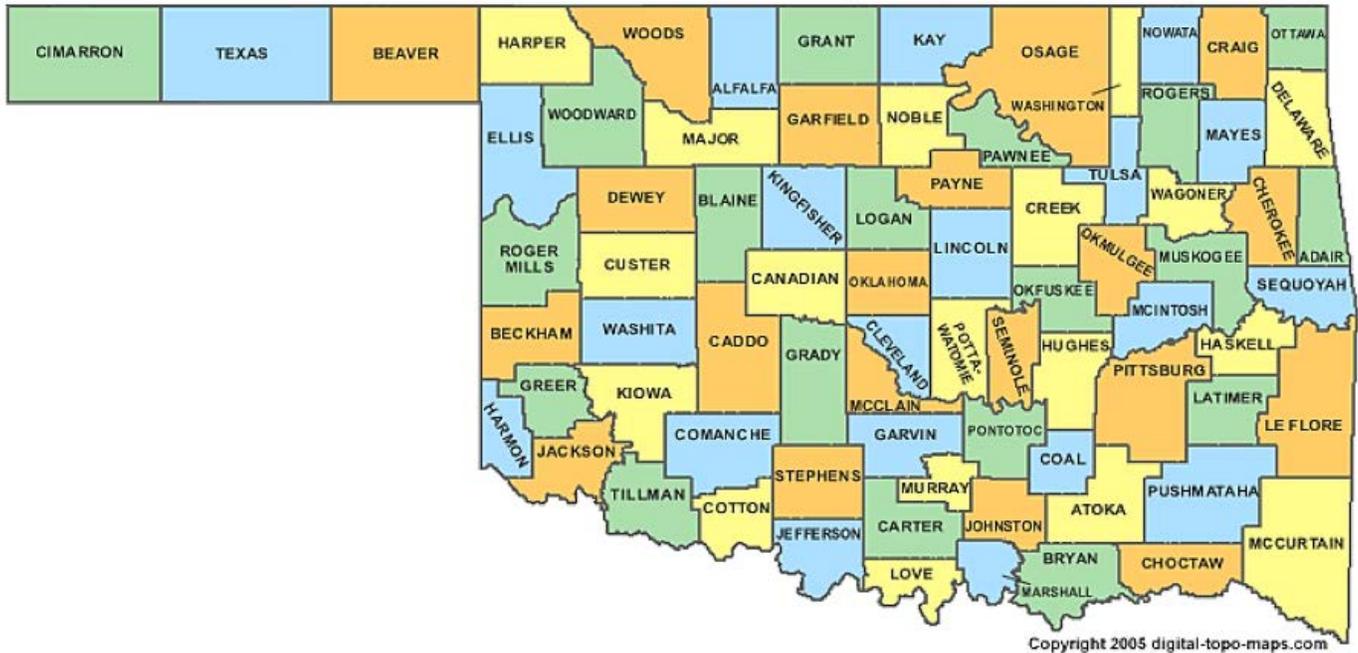
## YEARLY TOTALS

Building and Structures	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21
<b>Totals</b> (Square footage)	<b>88,947,120</b>	<b>90,016,786</b>	<b>94,145,138</b>	<b>94,905,582</b>	<b>95,813,664</b>	<b>95,906,339</b>
<b>Owned</b> (Square footage)	82,510,014	83,511,090	87,587,176	85,757,655	85,988,075	87,161,859
<b>Leased</b> (Square footage)	6,437,106	6,505,696	6,587,962	9,147,927	9,807,083	8,744,480

Increases in owned square footage from previous reports may be the result of property acquisition, construction, or correction in data reported.



# OKLAHOMA COUNTIES



The link below opens the OMES website and allows the user to view an interactive map and details for each property.

<https://omes.ok.gov/services/real-estate-leasing-services>



# COUNTY PROFILES

The County Profiles table provides a view of all the buildings and structures owned or leased by the State of Oklahoma sorted alphabetically by county. Because insufficient location data was provided on some property locations, buildings or structures may appear in the Agency Profiles that do not appear in the County Profiles.

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Adair	12,950	9	2,518	3	15,468	12
Alfalfa**	335,425	116	330	3	335,755	119
Atoka**	635,096	171	12,110	7	647,206	178
Beaver	31,051	12	2,744	6	33,795	18
Beckham*, **	92,934	31	293,343	11	386,277	42
Blaine***	76,757	84	1,185	8	77,942	92
Bryan*	1,011,361	81	41,974	13	1,053,335	94
Caddo***	143,762	132	108,089	10	251,851	142
Canadian*, **	1,059,385	129	7,915	10	1,067,300	139
Carter***	569,960	266	55,863	18	625,823	284
Cherokee*, ***	2,027,187	220	20,678	18	2,047,865	238
Choctaw	38,168	33	5,353	8	43,521	41
Cimarron	34,945	33	500	3	35,445	36
Cleveland*, **, ***	13,534,870	620	220,467	34	13,755,337	654
Coal	5,660	4	608	3	6,268	7
Comanche*, **	1,608,162	106	105,336	25	1,713,498	131
Cotton	52,373	17	924	4	53,297	21
Craig**	973,082	111	3,914	10	976,996	121
Creek	79,542	33	16,045	14	95,587	47
Custer*	1,590,108	151	23,163	12	1,613,271	163
Delaware	89,539	88	11,951	12	101,490	100
Dewey	12,176	11	500	2	12,676	13
Ellis	30,330	12	580	4	30,910	16
Garfield*	999,201	93	126,515	19	1,125,716	112



County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Garvin	389,347	40	18,828	5	408,175	45
Grady*	685,632	74	34,174	12	719,806	86
Grant	8,292	8	500	2	8,792	10
Greer**	455,534	127	3,898	7	459,432	134
Harmon	7,960	6	250	2	8,210	8
Harper	96,400	15	250	2	96,650	17
Haskell	13,476	8	3,423	6	16,899	14
Hughes	43,988	17	3,086	4	47,074	21
Jackson*	491,399	58	22,770	10	514,169	68
Jefferson	17,706	7	250	3	17,956	10
Johnston*	524,115	72	9,558	6	533,673	78
Kay*	700,776	93	44,725	17	745,501	110
Kingfisher	43,476	23	3,622	5	47,098	28
Kiowa	31,999	47	23,050	6	55,049	53
Latimer*,***	911,247	183	15,879	7	927,126	190
Le Flore*,**,***	728,542	202	13,837	15	742,379	217
Lincoln	107,496	33	3,157	9	110,653	42
Logan*	2,101,761	71	4,607	7	2,106,368	78
Love	73,349	69	6,239	5	79,588	74
Major	70,003	12	2,370	3	72,373	15
Marshall***	125,175	64	5,030	7	130,205	71
Mayes	1,734,554	80	33,191	8	1,767,745	88
McClain	34,325	32	29,475	13	63,800	45
McCurtain*,***	331,919	190	91,332	24	423,251	214
McIntosh***	182,451	92	9,581	6	192,032	98
Murray	409,604	39	2,404	5	412,008	44
Muskogee*,**,***	1,371,244	277	117,361	17	1,488,605	294
Noble	138,127	39	1,327	6	139,454	45
Nowata	11,602	11	620	3	12,222	14
Okfuskee**	443,669	57	1,095	5	444,764	62



County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Oklahoma*,**	20,061,870	478	5,689,262	251	25,751,132	729
Okmulgee	1,106,658	89	27,806	17	1,134,464	106
Osage**,***	457,410	130	5,461	8	462,871	138
Ottawa*	787,355	125	43,368	11	830,723	136
Pawnee	57,939	32	1,773	6	59,712	38
Payne*	13,415,304	769	47,848	20	13,463,152	789
Pittsburg*,**,***	1,218,323	190	89,781	17	1,308,104	207
Pontotoc*	1,390,724	67	21,202	16	1,411,926	83
Pottawatomie**	363,020	49	51,530	17	414,550	66
Pushmataha	153,597	55	20,061	10	173,658	65
Roger Mills	27,330	13	500	3	27,830	16
Rogers*	1,162,408	73	129,046	13	1,291,454	86
Seminole*	389,973	33	19,854	9	409,827	42
Sequoyah*,***	153,533	106	39,714	12	193,247	118
Stephens	140,041	20	34,013	17	174,054	37
Texas*	1039,025	75	26,672	16	1,065,697	91
Tillman	87,300	28	1,235	5	88,535	33
Tulsa*	4,512,031	214	775,769	57	5,287,800	271
Wagoner*	776,689	101	4,399	6	781,088	107
Washington*	236,042	18	13,951	9	249,993	27
Washita	712,180	276	19,448	4	731,628	280
Woods*,**	884,688	101	36,511	15	921,199	116
Woodward**,***	654,290	190	69,775	17	724,065	207
<b>Totals</b>	<b>87,116,920</b>	<b>7,841</b>	<b>8,737,471</b>	<b>1,040</b>	<b>95,854,391</b>	<b>8,881</b>

Counties that contain college campuses, correctional facilities and state parks with 40,000 square feet or more are designated as shown below.

\* College or university campus.

\*\* Correctional facility.

\*\*\* State park.



# REPORT OF UNDERUTILIZED PROPERTIES

The underutilized reports were created using the methodology established by OMES Real Estate and Leasing Services. The methodology is detailed in Appendix B. The Underutilized Property Report includes all underutilized properties owned by the State of Oklahoma as reported to OMES. Underutilized properties are defined as buildings, facilities and land that were reported as being utilized at 50% or less of capacity.

The underutilized properties were given an estimated monetary value based upon the appraised or assessed value of the property. Formal appraisals were not obtained but were considered if the reporting agency had one on file. Obtaining appraisals on all underutilized properties was determined to be cost prohibitive. Appraisals will be obtained, as appropriate, should it be determined to be in the best interest of the State of Oklahoma to divest itself of the underutilized property.

The 5% most underutilized properties were then determined based upon estimated value. The 5% of the properties with the lowest level of utilization and the highest estimated value appear on the Report of 5% Most Underutilized Properties.

[Report of Underutilized Properties](#)

[Print version \(7 pp.\)](#)



# REPORT OF 5% MOST UNDERUTILIZED PROPERTIES

The Report of 5% Most Underutilized Properties contains the properties that were determined to be the most underutilized of all reported underutilized state properties. Determinations on level of utilization were based solely on data provided by the ABCs. An estimated value was assigned to each property, and the 5% of the properties with the lowest level of utilization and the highest value were designated as the 5% most underutilized properties. These properties are listed on the Report of 5% Most Underutilized Properties. A report of the 5% most underutilized properties was part of the legislative mandate that enabled creation of the comprehensive property listing.

[Report of 5% Most Underutilized Properties](#)

[Print version \(1 pp.\)](#)



# INVENTORY LISTS

## REAL PROPERTY

The Real Property Inventory lists consist of all properties owned and leased by the State of Oklahoma as reported to OMES. A definition of real property is provided in Appendix A. The properties listed are sorted by agency, whether the property is owned or leased, and location. The report is separated into the following three lists: owned, leased, and ABCs with no real property.

[State of Oklahoma Real Property Inventory List – Owned](#)

[Print version \(809 pp.\)](#)

[State of Oklahoma Real Property Inventory List – Leased](#)

[Print version \(55 pp.\)](#)

[State of Oklahoma Real Property Inventory List – ABCs with No Real Property](#)

[Print version \(1 pp.\)](#)

## RIGHTS-OF-WAY

The Rights-of-Way Lists contain information on rights-of-way from the Department of Transportation and the Turnpike Authority. Right-of-way is defined in Appendix A.

### Department of Transportation

The Oklahoma Department of Transportation maintains approximately 12,260 miles of state and interstate highways. The widths of highway rights-of-way vary depending on the highway's functional classification and other factors. Variation of right-of-way widths is dependent upon several characteristics such as drainage, topography, geometrics, and utilities. Correspondingly, right-of-way widths vary anywhere from approximately 80- to 300-plus feet based on the necessity at any given location.

[Department of Transportation Rights-of-Way Inventory List](#)

[Print version \(134 pp.\)](#)

### Turnpike Authority

The Turnpike Authority is authorized to construct, maintain, repair and operate turnpike projects at locations authorized by the Legislature of the State of Oklahoma and approved by the Department of Transportation. The Turnpike Authority has provided the following Rights-of-Way and Easement data for all Oklahoma turnpikes.

[Turnpike Authority Rights-of-Way Inventory List](#)

[Print version \(70 pp.\)](#)



## MINERAL INTEREST

The Mineral Interest List is a historical listing of oil and gas leases under the authority of the Office of Management and Enterprise Services. Mineral interest is defined in Appendix A.

[OMES Mineral Interest Inventory List](#)

[Print version \(20 pp.\)](#)

## PERSONAL PROPERTY

The Personal Property List contains information on all personal property owned by the State of Oklahoma as reported to OMES. Personal property is defined in Appendix A.

[State of Oklahoma Personal Property Inventory List](#)

[Print version Part 1 \(870 pp.\)](#)

[Print version Part 2 \(825 pp.\)](#)

[Print version Part 3 \(882 pp.\)](#)



# APPENDIX A

## DEFINITIONS

**ABC:** Any state agency, board, commission, or public trust having the State of Oklahoma as a beneficiary (ABC).

**Appraisal:** The practice of developing and reporting an opinion of the value of real property in conformance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of Appraisal Foundation.

**Data.ok.gov website:** The part of Oklahoma’s official website that allows users to download state files for analysis.

**Highest and best use:** The reasonably probable and legal use of property that is physically possible, appropriately supported and financially feasible and that results in the highest value.

**Historic property:** Property with sufficient age and significance to be considered historic. Significance can be achieved by direct association with individuals, events, or activities, by embodying distinctive architectural styles or characteristics, or by having the potential to yield information.

**Lot:** A small tract or parcel of land or real estate that has an owner or is divided by a public entity for the purpose of sale; historically used for smaller portions of land.

**Leased property:** Real property the reporting agency leases from another entity. The property may be owned by another state agency, another government entity, or the private sector.

**Mineral interest:** The ownership of any minerals, mines, quarries, mineral springs, or overriding royalty interest, and productions payments with respect to oil and gas leases.

**National Register of Historic Places:** Official list of the nation’s historic places worthy of preservation. The list is a catalogue of the buildings, sites, structures, districts, and objects with historic significance.

**National Trust for Historic Preservation:** A privately funded nonprofit organization that works to save America’s historic places.

**Owned Property:** A property that is owned by the reporting agency or owned by the State of Oklahoma and operated and managed by the reporting agency.

**Parcel:** A defined piece of real estate, usually resulting from the division of a large area of land; any area of land contained within a single description.

**Personal property:** The current inventory of tangible assets owned by state boards, commissions, institutions, agencies, and the institutions comprising the Oklahoma state system of higher education and the University Hospitals Authority, including machinery, implements, tools, furniture and livestock, that may be used repeatedly without material impairment of its physical condition and have a calculable period of service and value exceeding the reporting thresholds for the entity.

**Predominant use:** The general primary function of a property, such as office, colleges or universities, or storage and warehouse.



**Real property:** Land, and generally whatever is erected, growing upon or affixed to land; also, rights issuing out of, annexed to, and exercising in or about land.

**Real Property Inventory List:** A comprehensive list of property submitted by the state agencies, boards, commissions, and public trusts listing all real property owned, the value of the property, and any underutilized property.

**Rights-of-way:** Lands for use for railway or highway; rights-of-way can be comprised of fee ownership, perpetual easements, utility easements, channel easements, drainage easements, dedication deeds and, in some cases, limited term easements.

**Tract:** A defined area of land; a specific area of land.

**Underutilized property:** An entire property or portion thereof, with or without improvements, which is used only at irregular periods or intermittently by the accountable landholding agency for current program purposes of that agency, or which is used for current program purposes that can be satisfied with only a portion of the property. Underutilized property may include undeveloped land, office buildings, warehouses, commercial and industrial facilities, and military holdings and residences.

## DEFINITIONS OF PROPERTY CONDITION CLASSIFICATIONS

**Excellent:** Property has no visible defects, is in new or near new condition, and may still be under warranty if applicable.

**Good:** Property is in good condition, but no longer new, and may have some slightly defective or deteriorated component(s) but is overall functional.

**Adequate:** Property has moderately deteriorated or defective components; but has not exceeded its useful life.

**Marginal:** Property has defective or deteriorated component(s) in need of replacement; and it has exceeded its useful life.

**Poor:** Property has critically damaged component(s) or needs immediate repair; well past useful life.

**Dilapidated:** Property is substantially deteriorated or defective; and it is unfit for use.



## DEFINITIONS OF PROPERTY TYPES

**Academic building:** Any building with a primary purpose that is academic in nature.

**Boat slip:** Boat storage or dock.

**Cafeteria/food service:** A dining facility or food preparation area.

**Cemetery/burial site:** A location that includes graveyards, cemeteries, or other places of final interment.

**Chapel:** A facility for religious services.

**Clinical space/building:** A facility or area for medical services, such as a doctor's or psychologist's office.

**Correctional facility:** Prisons, jails, reformatories and other places of correction or detention.

**Court:** A facility or area used as chambers or courts of law.

**Fleet:** A facility for the storage and maintenance of fleet vehicles.

**Hangar/airport:** Any facility for the storage or maintenance of aircraft, with or without a complex of runways for takeoff and landing.

**Historic structure:** A building or structure of historic significance and preserved by the state as such.

**Hospital:** An inpatient facility for medical treatment or other clinical purposes.

**Housing/residence:** A residential structure or facility.

**Laboratory:** A facility equipped to conduct scientific experiments, tests, investigations, and analysis.

**Land – agricultural:** Land used for grazing, farming or other agriculture uses.

**Land – historic site:** An archeological site or land in an area or location of historic significance and preserved by the state as such.

**Land – livestock:** Agricultural land used specifically for livestock.

**Land – other usage:** Land with a specific usage other than the defined categories, or improved land supporting a campus or program outside the defined categories.

**Land – park:** An area of land, either landscaped or in its natural state, used for recreation or as a public area. Structures and other improvements may be located on the land.

**Land – sports:** Land used as an outdoor sports field, such as a baseball, track, or soccer field, where the improvements are minimal.

**Land – unimproved:** Land with no improvements and no defined usage.

**Land – wildlife refuge:** An area of land that is being maintained and managed for hunting, fishing, or other outdoor activities.

**Laundry:** A facility for cleaning garments, linens, and other fabrics.

**Library:** A facility where archival documents, reference materials, and other literary, musical, and artistic materials are kept.



**Lodging:** A facility for temporary stays, such as hotels, motels, guest cabins and lodges.

**Maintenance/repair shop:** A facility generally used for the support of maintenance and repair of equipment, buildings, and grounds.

**Mineral interest:** The interest that confers the right to extract, modify and sell the minerals that underlie a defined parcel of property.

**Museum:** A building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

**Office:** Any place for the regular transaction of business or performance of a particular service.

**Other:** Any building or structure that does not fit into the defined categories.

**Parking lot:** An area used for the parking of vehicles.

**Radio/communications:** A building or structure that houses radio and other communications equipment, excluding towers.

**Radio/communications tower:** A structure designed to support antennas for radio communications, telecommunications, and broadcasting, including television.

**Salt/sand storage:** A storage facility used specifically for salt or sand.

**Sports facility:** A structure or facility used for sports and athletics, such as stadiums or gymnasiums.

**Storage:** A structure in which things are stored.

**Theater/auditorium:** A facility with seating space for audiences and used for performances, movies, conferences, or other large gatherings.

**Toll facility:** A structure or facility used for collecting tolls, including booths, gates, and other structures.

**Training:** A facility used for training, typically professional or vocational seminars or classes

**Utility building/structure:** An ancillary building serving a function, such as a communications hut, machine shed, barn or other support function.

**Vehicle storage:** A facility for the storage of vehicles, such as cars or machinery.

**Visitor's center:** A property or structure that provides information or education exhibits and rest areas for visitors to the State of Oklahoma, state properties and points of interest.

**Warehouse:** A large building where materials or goods may be stored prior to their distribution.



# APPENDIX B

## UNDERUTILIZED METHODOLOGY

To consider all underutilized properties, regardless of the ability of the State of Oklahoma to quickly divest itself of the property, OMES has altered the method of identifying the 5% most underutilized properties.

### Report of Underutilized Property

The Underutilized Property Report contains all properties and land self-reported by agencies as being utilized at 50% or less of capacity.

### Report of 5% Most Underutilized Properties

To calculate the 5% most underutilized property, OMES sorts all the underutilized properties by of level utilization, with the lowest level of utilization first. OMES estimates the fair market value and the local tax revenue for each property. The properties with the lowest level of utilization are sorted by the estimated value, with the highest value first. OMES determines the 5% most underutilized properties by identifying the 5% of the underutilized properties with the lowest utilization and the greatest value.

